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BK 302 PG 326
W.E. DAVIS CH. CLK.

Prepared By and
Return To: William F. Hagan
Post Office Box 679
Hernando, MS. 38632
(601) 429-9048

ROBERT KOGLER, ET UX, (Grantors ()
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TO (WARRANTY DEED ()
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MIGUEL A. F. PALMIERI, ()
()
Grantee ()
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For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, WE, ROBERT KOGLER and wife, CHRISTINE B. KOGLER, do hereby grant, bargain, sell, convey, and warrant to MIGUEL A. F. PALMIERI that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows:

Lot 54, WOODLAND LAKE SUBDIVISION, as shown on plat of said subdivision of record in Plat Book 1, Pages 15A, 15B, and 15C, in the Chancery Court Clerk's Office of DeSoto County, Mississippi, to which recorded plat reference is made for a more particular description. Said lot being situated in Section 18, Township 3 South, Range 9 West.

Also a proportionate part of the Lake known as Woodland Lake and a proportionate part of the Dam site.

The above described property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any prior reservation or conveyance of minerals, of every kind and character, including, but not limited to, oil, gas, sand, and gravel, in, on, and under subject property; subject to covenants, limitations, and restrictions of said subdivision as shown on plat of said subdivision of record in Plat Book 1, Pages 15A, 15B, and 15C, of the records of DeSoto County, Mississippi; and subject to taxes for the year 1996, which taxes are not yet due or payable, but which constitute a lien which relates back to January 1, 1996.

Taxes for the year 1996 are being pro-rated on an estimated basis to the date of this Deed as part of this closing. Grantors shall be liable to Grantee for any unpaid portion of said pro-rata taxes which may be determined upon publication of the actual taxes for said year. Taxes for all subsequent years are to be

the responsibility of Grantee, his heirs and/or assigns.

Part of the consideration herein shall be a Purchase Money Deed of Trust to be executed by Grantee herein in favor of Grantors herein. Cancellation of record of said Purchase Money Deed of Trust shall act to effect the cancellation of any impied vendors lien which may be retained herein. Said real property is being conveyed subject to that certain Deed of Trust dated August 10, 1994, in favor of Trustmark National Bank, and being of record in Deed of Trust Book 721, Page 688, of the records of DeSoto County, Mississippi, which indebtedness shall remain the liability and responsibility of Grantors herein, who shall pay said Deed of Trust in full on or before such time as the Purchase Money Deed of Trust referred to hereinabove shall be paid in full to Grantors herein.

Possession of the above described property shall be delivered to Grantee on or before July 1, 1996.

Witness our signatures, this the 13th day of June, 1996.

Robert Kogler

 ROBERT KOGLER

Christine B. Kogler

 CHRISTINE B. KOGLER

Mr. and Mrs. R. Kogler
 3611 Highway 304 W.
 Hernando, MS. 38632
 Home: (601) 429-4917
 Work: (601) 429-5284

Mr. Miguel Palmieri
 2811 Elm Drive
 Hernando, MS. 38632
 Home: (901) 685-5511
 Work: (601) 357-5895

STATE OF MISSISSIPPI
 COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named ROBERT KOGLER and wife, CHRISTINE B. KOGLER, who each acknowledged that they signed and delivered the above and foregoing WARRANTY DEED as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 13th day of June, 1996.

William F. Hagan

 NOTARY PUBLIC

MY COMMISSION EXPIRES:
 September 23, 1996

